

# \$782,900 - 288 Sage Meadows Circle Nw, Calgary

MLS® #A2216321

**\$782,900**

3 Bedroom, 4.00 Bathroom, 1,950 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Large Price Reduction! Openhouse Saturday, July 19 from 2-4pm    Luxury Living in Sage Hill    Located in the ESTATE Area of Sage Hill

Experience luxury in this well maintained detached 2-storey over 2700 square feet estate home , original owners offering 4 spacious bedrooms, 3.5 baths, and an elegant bonus room designed for refined living.

This home showcases high-end finishes, from the upgraded maple cabinetry to the sleek stainless steel appliances and the stunning, oversized granite island, perfect for culinary creations and entertaining. The open-concept great room is a masterpiece, enhanced by sophisticated column detailing, a warm gas fireplace, and a generous dining space that flows seamlessly onto the Duratek maintenance free deck    ideal for summer barbecues.

The bonus room is bathed in south-facing natural light, with soaring vaulted ceilings, creating a bright and airy multipurpose haven. The master suite offers a large walk-in closet and a spa-inspired 5-pc ensuite complete with a sumptuous corner tub and a separate glass shower. Secondary bedrooms are thoughtfully designed with space and comfort in mind, conveniently adjacent to another well-appointed 4-pc bath.

The professionally finished basement, crafted by Today's™ Builder, includes a comfortable living area featuring a generous recreation/entertainment area, one bedroom and a 4-pc



bath perfect for an exercise /movie room or a teenager haven.

Other home features include: Medico Deadbolt for added security, Hunter Douglas blinds throughout, Natural gas BBQ gas line, AIR CONDITIONING for year-round comfort, Double attached garage with new Springs on Garage door, All new showerheads in bathrooms and new kitchen faucet, Premium STUCCO exterior , and BRAND NEW Roof and Eavestroughs.

Perfectly located in the prestigious community of Sage Hill, surrounded by scenic ponds, winding walking paths, highly rated schools, and exceptional shopping amenities.

This is more than a home â€” itâ€™s a lifestyle.

Schedule your private showing with your favorite REALTOR® today!

Built in 2011

### **Essential Information**

MLS® #	A2216321
Price	\$782,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,950
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address                      288 Sage Meadows Circle Nw

Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0E7

### **Amenities**

Parking Spaces	393
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	High Efficiency, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, City Lot, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	82
Zoning	R1

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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